

AMENDED

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

May 26, 2005

On May 26, 2005, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:45 p.m. for a presentation on the Implementation of the *Penny for Housing Fund*.

PRESENTATION

The FCRHA Chairman introduced the County Executive and announced that the agenda had been modified to accommodate the County Executive, who had requested the opportunity to update the FCRHA on implementation of the *Penny for Housing Fund*. The County Executive informed the FCRHA that on May 23, 2005, he had presented his recommendation to the Board of Supervisors on the timeline for the implementation of the \$17.9 million appropriated by the Board for the *Penny for Housing Fund* and that the plan will be finalized in July 2005. The goal of the fund is to preserve 1000 affordable housing by the end of 2007. The FCRHA Chair and a second Commissioner will represent the FCRHA on the newly formed Affordable Housing Advisory Committee.

On behalf of the FCRHA, Mr. Egan thanked the members of the Fairfax County Board of Supervisors and the County Executive for their leadership role and the responsibility they have assumed to ensure that this project is a success. He pledged the support of the FCRHA to assist the County Executive and the citizens of Fairfax County in achieving the objectives of the project. Vice Chairman Ronald Christian echoed the sentiments expressed by Commissioner Egan.

Responding to a question from Commissioner Kershenstein on the specificity of the proposal to be presented to the Board in July, the County Executive said he would like to have the latitude to adjust the program as needed, including taking into consideration suggestions from the community and the FCRHA. He stressed that the Board of Supervisors wants this funding to be put to work speedily.

Commissioner Kershenstein requested that the 30 units to be purchased in Springfield District be included as part of the *Penny for Housing* program.

The County Executive's presentation concluded at 7:05 p.m.

CALL TO ORDER

Called the regular meeting of the FCRHA to order at 7:06 p.m. FCRHA Commissioners present or absent:

PRESENT

Conrad Egan
Ronald Christian
John Kershenstein
H. Charlen Kyle
Elisabeth Lardner
John Litzenberger
Albert McAloon
Willard Jasper

ABSENT

Martin Dunn
Lee A. Rau
Joan Sellers

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director, Revitalization and Real Estate; Kristina Norvell, Director, HCD Office of Public Affairs; Michael Finkle, Director of Housing Management, (HMD); Michael Wever, Chief, Housing Services Branch, HMD; Curtis Hall, Director, Information Systems and Services (ISS); Anne Morrison, Asset Manager; John Payne, Director, Design, Development and Construction (DD&C) Division; Gordon Goodlett, Development Officer, DD&C; Steve Solomon, Director, Financial Management Division (FMD); Joe Maranto, Fiscal Administrator, FMD; Penny Xu, Fiscal Administrator, FMD; Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Audrey Spencer Horsley, Associate Director, REFGM; Louise Milder, Associate Director, REFGM; James Bray, Senior Real Estate Finance Officer, REFGM; Michael Pearman, Management Analyst, REFGM; JoAnne Ibrahim, Administrative Assistant IV; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: David Bobzien, County Attorney, Alan Weiss and David Stroh, Assistant County Attorneys and FCRHA Counsel.

CITIZEN TIME:

The FCRHA Chair opened Citizen Time at 7:07 p.m. With no one signed up and no one in the audience wishing to speak, Citizen Time closed at 7:08 p.m.

PUBLIC HEARING

Chairman Egan opened the Public Hearing on the proposed Acquisition of Two Affordable Dwelling units at the Village at Lorton Valley Development (Mt. Vernon District) at 7:09 p.m. With no one signed up and no one in the audience wishing to speak, the Chair closed the public hearing at 7:10 p.m.

APPROVAL OF MINUTES:

A motion was made by Commissioner McAloon, seconded by Commissioner Kyle, to approve the minutes of the April 21, 2005 FCRHA meeting as written. Commissioner Kershenstein requested that corrections be made to the minutes as follows: Add the makers and seconders of the Resolution Numbers 29-05, 30-05 and 30-05A, as discussed in Closed Session. A vote was taken and the motion to approve the minutes as corrected carried, with Commissioner Kershenstein abstaining.

ACTION ITEMS

1.

RESOLUTION NUMBER 31-05

AUTHORIZATION TO PURCHASE AND FINANCE UP TO TWO
AFFORDABLE DWELLING UNITS (ADUs) AT THE VILLAGE AT LORTON VALLEY
SUBDIVISION PURSUANT TO SECTION 2-810 OF THE FAIRFAX COUNTY ZONING
ORDINANCE (MOUNT VERNON DISTRICT)

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes:

- 1) The Chairman, Vice Chairman, Secretary, or any Assistant Secretary of the FCRHA to negotiate and execute all contracts and other documents necessary or appropriate to consummate the purchase of two units at the Village at Lorton Valley subdivision for a total of \$230,500 using federal HOME funds as outlined in the item presented to the FCRHA at its meeting of May 26, 2005; and
- 2) Preparation of a permanent financing plan, to be submitted to the FCRHA and Board of Supervisors for approval, which will include arrangements for the permanent equity financing of the units.

A motion was made by Commissioner Lardner, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 31-05.

A brief presentation was made by John Payne, Director of Design Development and Construction. After the presentation, Mr. Payne responded to questions from the Commissioners.

A vote was taken after discussion, and the motion carried, with Commissioner McAloon out of the room.

Commissioner Kershenstein expressed his concern about FCRHA purchase of ADUs for rental and requested more specificity as to the exact aims for each development in which the FCRHA is asked to purchase units.

2. RESOLUTION NUMBER 32-05

ADOPTION OF THE FY 2006 SECTION 8 HOUSING ASSISTANCE PROGRAM
OPERATING BUDGET FOR ANNUAL CONTRIBUTIONS CONTRACT P-2515 FOR THE
PERIOD JULY 1, 2005 THROUGH JUNE 30, 2006

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the FY 2006 budget for Annual Contributions Contract (ACC) P-2515 for the period July 1, 2005 through June 30, 2006 totaling 228 units located at Strawbridge Square (127 units) and Island Walk (101 units), which is necessary for the operation of the FY 2006 Section 8 Housing Assistance Program, and authorizes submission of the budget to the U.S. Department of Housing and Urban Development.

A motion was made by Commissioner Christian, seconded by Commissioner Kyle, that the FCRHA adopt Resolution Number 32-05. A brief presentation was given by Mary Lou Thompson, Accountant III in HCD Financial Management Division. After the presentation, Ms. Thompson responded to questions from the Commissioners.

A vote was taken after discussion and the motion carried unanimously.

3. RESOLUTION NUMBER 33-05

AUTHORIZATION, SUBJECT TO APPROVAL OF THE BOARD OF SUPERVISORS, TO
REALLOCATE AND AUTHORIZE DISBURSEMENT OF UP TO \$40,000 IN TIER ONE
PREDEVELOPMENT FUNDS AND UP TO \$35,000 IN TIER TWO PREDEVELOPMENT
FUNDS FROM THE AFFORDABLE HOUSING PARTNERSHIP PROGRAM FUND OF THE
HOUSING TRUST FUND AS A LOAN TO AHC, INC. FOR THE PROPOSED ACQUISITION
OF 98 UNITS AT THE HOLLYBROOKE II APARTMENTS (MASON DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes, subject to approval by the Board of Supervisors, the reallocation and disbursement of up to \$40,000 in Tier One Predevelopment funds and up to \$35,000 in Tier Two Predevelopment funds from the Affordable Housing Partnership Program Fund of the Housing Trust Fund to AHC, Inc. for the purpose of conducting studies relating to the acquisition and rehabilitation of 98 units at Hollybrooke II Apartments; and

BE IT FURTHER RESOLVED that, subject to approval by the Board of Supervisors, the FCRHA hereby authorizes its Chairman, Vice Chairman or any Assistant

Secretary to execute all documents and agreements necessary or appropriate in connection with the following two loans to AHC, INC.: 1) AHPP Tier One Predevelopment in the amount of \$40,000 from the Affordable Housing Partnership Program Fund of the Housing Trust Fund; and 2) AHPP Tier Two Predevelopment in the amount of \$35,000 from the Affordable Housing Partnership Program Fund of the Housing Trust Fund.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 33-05.

A brief presentation made by Steve Smith, Executive Vice President of AHC, Inc. After the presentation Mr. Smith responded to questions from the Commissioners.

Responding to a request from Commissioner Kershenstein that preference be granted to Fairfax County residents, Mr. Smith promised that AHA will give consideration to granting preference to Fairfax County resident, and will be accepting Section 8 Vouchers, and addressing problems with overcrowding.

A vote was taken after discussion, and the motion carried unanimously.

4. RESOLUTION NUMBER 34-05

AUTHORIZATION OF AN AMENDMENT TO THE HOME IMPROVEMENT LOAN PROGRAM
TO ESTABLISH A BLIGHT ABATEMENT LOAN PROGRAM

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) operates the Home Improvement Loan Program through the Department of Housing and Community Development; and

WHEREAS, rehabilitation work is often needed on blighted property and it is in the interest of the County to complete such work;

NOW THEREFORE BE IT RESOLVED that the FCRHA authorizes the amendment of the Home Improvement Loan Program to include lending for the Blight Abatement Program as outlined in the item presented to the FCRHA at its meeting on April 21, 2005.

A motion was made by Commissioner Kyle, seconded by Commissioner Christian, that the FCRHA adopt Resolution Number 34-05. A vote was taken after discussion, and the motion carried unanimously.

5. RESOLUTION NUMBER 35-05

ISSUANCE OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING
AUTHORITY LEASE REVENUE BONDS (HERNDON SENIOR CENTER) SERIES 2005

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$9,000,000 OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY LEASE REVENUE BONDS (HERNDON SENIOR CENTER) SERIES 2005; DESIGNATING THE BONDS AS LIMITED OBLIGATIONS OF THE AUTHORITY; APPROVING AND AUTHORIZING THE SALE OF THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE INDENTURE OF TRUST, ASSIGNMENT OF RENTS AND LEASES, OFFICIAL STATEMENT, AND FACILITY LEASE AGREEMENT, IN SUBSTANTIALLY THE FORM MADE AVAILABLE FOR REVIEW, AND A BOND PURCHASE AGREEMENT, IF ANY, THE NO ARBITRAGE CERTIFICATE AND TAX AGREEMENT, AND OTHER DOCUMENTS RELATED TO THE ISSUANCE AND SALE OF THE BONDS; REQUESTING AUTHENTICATION OF THE BONDS; APPOINTING THE TRUSTEE AND BOND COUNSEL; AND AUTHORIZING PROPER OFFICERS TO DO ALL OTHER THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION HERewith

WHEREAS, the Fairfax County Redevelopment and Housing Authority (the "Authority") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, *Code of Virginia*, 1950, as amended (the "Act"), and is authorized thereby to issue its notes and bonds from time to time to fulfill its public purposes within the meaning of the Act; and

WHEREAS, pursuant to and in accordance with the Act, the Authority desires to issue, sell, and deliver its Lease Revenue Bonds (Herndon Senior Center) Series 2005 (the "Bonds") in an aggregate principal amount not to exceed \$9,000,000; and

WHEREAS, the proceeds of the Bonds will be used to provide permanent financing for a senior center commonly known as the Herndon Senior Center, located in the Town of Herndon, at 873 Grace Street, Herndon, Virginia (the "Senior Center"); and

WHEREAS, the land parcel upon which the Senior Center is situated (the "Land") is owned by the Authority; and

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 35-05. A vote was taken after discussion, and the motion carried unanimously.

6. RESOLUTION NUMBER 36-05

AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS,
TO REALLOCATE UP TO \$1,000,000 IN HOME INVESTMENT PARTNERSHIPS
PROGRAM FUNDS TO THE GLENWOOD MEWS MAGNET HOUSING PROJECT
(LEE DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes, subject to approval by the Board of Supervisors, the reallocation of up to \$1,000,000 in Home Investment Partnerships Program (HOME) funds to be used for predevelopment and construction costs of the Glenwood Mews Magnet Housing project, as described in the item presented to the FCRHA at its May 26, 2005 meeting.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 36-05.

Responding to the Chairman's questions, Commissioner McAloon gave a brief history of when the project started and said its approval would enhance with Magnet Housing concept.

A vote was taken after discussion, and the motion carried unanimously.

7. RESOLUTION NUMBER 37-05

AUTHORIZATION TO ENTER INTO CONTRACTS BETWEEN THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY AND NONPROFIT ORGANIZATIONS
RECEIVING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
(PROVIDENCE, BRADDOCK, MOUNT VERNON,
LEE, SPRINGFIELD, MASON, AND DRANESVILLE DISTRICTS)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver contracts, loans and any other necessary or appropriate documents or agreements in accordance with the applicable Federal regulations for the use of Community Development Block Grant Funds and consistent with the approvals of the Board of Supervisors in each instance between the FCRHA, as more fully described in the item presented to the FCRHA at its May 26, 2005 Meeting, to the following organizations:

(1) Homestretch, Inc. in the amount of \$152,000 to purchase a three or four-bedroom unit to be rented to Housing Choice Voucher holders in the Annandale or Falls Church areas of Fairfax County;

(2) Wesley Housing Development Corporation in the amount of \$20,000 for rehabilitating the Springdale House that houses eight low-income elderly and disabled persons in the Bailey's Crossroads area of the County;

(3) Chesterbrook Residences, Inc. in the amount of \$255,000 for predevelopment and site development costs associated with construction of a 97-unit structure for lower-income, elderly persons in McLean;

(4) Robert Pierre Johnson Housing Development Corporation in the amount of \$200,000 for the acquisition of up to five units of affordable rental housing for Housing Choice Voucher holders in the southern part of Fairfax County;

(5) Good Shepherd Housing and Family Services in the amount of \$153,000 for the acquisition of five units of affordable rental housing to be rented to very low and low/moderate income persons in need of emergency and transitional housing in the Richmond Highway Revitalization Area; and

(6) Habitat for Humanity of Northern Virginia in the amount of \$128,809 for the predevelopment and construction of eight condominium units at Stevenson Street in Fairfax, Virginia for CDBG-eligible residents for homeownership.

A motion was made by Commissioner Christian, seconded by Commissioner Kershenstein, that the FCRHA adopt Resolution Number 37-05.

Steve Knippler, Housing and Community Developer, REFGM Division made brief comments and acknowledged representatives, both present and absent, of some of the non-profit organizations benefiting from the funding.

A vote was taken after discussion, and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 38-05

APPROVAL OF FAIRFAX COUNTY'S AMERICAN DREAM DOWNPAYMENT INITIATIVE PROGRAM

WHEREAS, Fairfax County has been allocated HOME Investment Partnerships Program funds by the U. S. Department of Housing and Urban Development (HUD) to implement the American Dream Downpayment Initiative (ADDI); and

WHEREAS, these funds will be used to assist first-time homebuyers to purchase homes by providing second trust loans to assist with downpayments and rehabilitation of homes purchased;

NOW BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Department of Housing and Community Development to implement the American Dream Downpayment Initiative program as outlined to the FCRHA at its May 26, 2005, meeting.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 38-05. A vote was taken after discussion, and the motion carried unanimously.

2. RESOLUTION NUMBER 39-05

APPROVAL OF REVISIONS TO THE FAIRFAX COUNTY RENTAL PROGRAM
ADMISSIONS AND OCCUPANCY POLICY AND CHANGES TO LEASES FOR FAIRFAX
COUNTY RENTAL PROGRAM, SENIOR HOUSING PROGRAM, AND MULTI-FAMILY
HOUSING PROGRAM

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority approves the revisions to Fairfax County Rental Program, Senior Housing Program and Multi-Family Housing Program leases and Admissions and Occupancy Policy to be implemented as of August 1, 2005, as outlined in the item presented to the FCHRA at its May 26, 2005 meeting.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 39-05. A vote was taken, and the motion carried unanimously.

3. RESOLUTION NUMBER 40-05

AUTHORIZATION TO REVISE THE FEE STRUCTURE FOR THE
LINCOLNIA ASSISTED LIVING FACILITY (MASON DISTRICT)

Resolution Number 40-05 was deleted from the agenda. Responding to Commissioner Kyle's questions regarding why it was deleted, Mike Finkle, Director of Housing Management, explained that the item needed more work before it submitting it to the FCRHA. He also responded to questions from other Commissioners. Commissioner Egan requested that Commissioner Kyle be given an opportunity to provide input on this item before it comes back to the FCRHA for action.

4. RESOLUTION NUMBER 41-05

APPROVAL OF RECOMMENDATIONS ON THE PROPOSED OUT-OF-TURN
COMPREHENSIVE PLAN AMENDMENT IN THE BAILEY'S CONSERVATION AREA
(MASON DISTRICT)

WHEREAS, the Bailey's Neighborhood Improvement Program and Conservation Plan recommends that the Bailey's Conservation Area remain a predominately single-family residential neighborhood and that any future housing development in this area shall be at the same general density as the existing neighborhood; and

WHEREAS, original proposal by the developer was for 34 townhouses at a density of 9.2 du/ac; and

WHEREAS, as a result of public input, the developer amended the proposal to consist of 20 houses at a residential density of 5.3 du/ac, which the Community reviewed and now supports.

NOW, THEREFORE, BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves recommending the revised proposal and Comprehensive Plan Amendment to develop 20 single family detached houses at a residential density of approximately 5.3 du/ac.

A motion was made by Commissioner Jasper, seconded by Commissioner Christian, that the FCRHA adopt Resolution Number 42-05. A vote was taken, and the motion carried unanimously.

After making brief comments, Steve Knippler introduced Ms. Clara Quintero Johnson, Department of Planning, after which he made a brief presentation on Resolution. Ms. Johnson gave brief presentation. After which she responded to questions from the Commissioners.

A vote was taken after discussion, and the motion carried unanimously.

Commissioner Christian expressed concern about lack of density, noting that building apartments would have provided more housing than the single family homes. Commissioner Kyle asked that maps show better relationship to nearby major roads.

5. RESOLUTION NUMBER 42-05

AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, TO REALLOCATE AND USE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS TO PAY SANITARY AVAILABILITY FEES AND ASSOCIATED DEVELOPMENT COSTS FOR THE LITTLE RIVER GLEN III ELDERLY PROJECT (BRADDOCK DISTRICT)

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority:

1. Authorizes, subject to the approval of the Board of Supervisors, the reallocation and use of HOME Investment Partnerships Program (HOME) funds to be used to pay sanitary availability fees for the Little River Glen III project; and

2. Authorizes the reallocation of \$492,000 within Fund 145, from Project 013974, Home Development Cost to Project 014137, Senior Housing–Little River Glen III; and

3. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate this action within the funding available as identified in the item presented to the FCRHA at its meeting of May 26, 2005, subject to Board of Supervisors' approval, of a request to use up to \$440,532 within Fund 145, HOME Investment Partnerships Program (HOME), Project 014137, Little River Glen III, to pay sanitary availability fees; and to reallocate \$492,000 within Fund 145, from Project 013974, Home Development Cost to Project 014137, Senior Housing-Little River Glen III to fund the tap fees and associated development costs.

A motion was made by Commissioner Christian, seconded by Commissioner Kershenstein, that the FCRHA adopt Resolution Number 42-05. A vote was taken, and the motion carried unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – April 21, 2005
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting– May 17, 2005
4. Minutes of the Revitalization and Redevelopment Committee Meeting – May 17, 2005
5. Minutes of the Planning and Development Committee Meeting – May 18, 2005

6. Minutes of the Finance Committee Meeting – May 18, 2005
7. Summary of the Meeting of Board of Supervisors Housing Committee – April 11, 2005
8. Summary of the Meeting of Representatives of the Fairfax County Redevelopment and Housing Authority and the Redevelopment and Housing Committee of the Planning Commission – May 4, 2005
9. Affordable Dwelling Unit (ADU) Tracking Report – *brief presentation by Gordon Goodlett and brief discussion*
10. Fairfax County Redevelopment and Housing Authority Calendar s of Meetings for June and July 2005 *Reminders were made about the June 8, 2005 Joint Special Meeting – brief discussion.*

CLOSED SESSION

A motion was made by Commissioner Kershenstein, seconded by Commissioner Christian, that the Fairfax County Redevelopment and Housing Authority go into Closed Session for (a) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A) (3), of the acquisition of real property for a public purpose and the disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA and (b) for consultation with legal counsel and briefing by staff members pertaining to actual litigation in connection with Washington Mutual Bank, FA, et al. v. Costello P. Wilson, III, et al., Chancery No. 2005-001858, in the Circuit Court of Fairfax County pursuant to Virginia Code Section 2.2-3711(A)(7) where discussion in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA.

A vote was taken, and the motion carried unanimously. The FCRHA went into Closed Session at 8:05 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Kershenstein, seconded by Commissioner Litzenberger, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan
Ronald Christian
Willard Jasper
John Kershenstein
Charlen Kyle
Elisabeth Lardner
John Litzenberger
Albert McAloon

NAY

ABSTAIN

The motion carried, and Open Meeting resumed 9:30 p.m.

ACTION ITEMS cont'd

8. RESOLUTION 43-05

AUTHORIZATION TO CURE AND/OR BID/PURCHASE AT THE FORECLOSURE SALE OF
4819 GREEN DUCK LANE, FAIRFAX, VA 22033, AN AFFORDABLE DWELLING UNIT
(ADU) IN THE SPRINGFIELD DISTRICT

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing
Authority (FCRHA)

1. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to negotiate and to execute any and all documents with the owner of the property necessary to pay off the loan in default and such other loans as may be currently secured by the property with a loan from the FCRHA secured by a promissory note and deed of trust in an amount not to exceed the ADU control price of the property on the terms discussed in closed session.
2. Authorizes bidding at the foreclosure sale for the purchase of the ADU Property not to exceed the amount presented by staff in Closed Session; and
3. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to negotiate and to execute any and all documents necessary to purchase the Property and resell the Property in accordance with the foreclosure guidelines as presented by staff in Closed Session; and
4. Authorizes drawing upon Fund 143, Moderate Income Direct Sale (MIDS) Resale Project not to exceed the amount presented by staff in Closed

Session to cover either a loan to cure the default or acquisition and carrying costs to be repaid from the sale of the unit as a First-Time Homebuyer-Direct Sales Unit to a program qualified First-Time Homebuyer.

5. The loan is contingent upon the owner agreeing to participate in a VHDA homeownership class and one-on-one counseling regarding the program requirements.

A motion was made by Commissioner Kershenstein, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 43-05, as discussed in closed session. A vote was taken, and the motion carried unanimously.

9. RESOLUTION 44-05

AUTHORIZATION TO NOT CURE THE DEFAULT ON THE PROPERTY; AND
AUTHORIZATION TO BID/PURCHASE AT THE FORECLOSURE SALE OF 2555 PETER
JEFFERSON LANE, HERNDON, VA 20171, AN AFFORDABLE DWELLING UNIT (ADU) IN
THE HUNTER MILL DISTRICT

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing
Authority (FCRHA)

1. Shall not take any action to cure the loan default on the ADU Property; and
2. Authorizes bidding at the foreclosure sale for the purchase of the ADU Property not to exceed the amount presented by staff in Closed Session; and
3. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to negotiate and to execute any and all documents necessary to purchase the Property and resell the Property in accordance with the foreclosure guidelines as presented by staff in Closed Session; and
4. Authorizes drawing upon Fund 143, Moderate Income Direct Sale (MIDS) Resale Project not to exceed the amount presented by staff in Closed Session to cover either a loan to cure the default or acquisition and carrying costs to be repaid from the sale of the unit as a First-Time Homebuyer-Direct Sales Unit to a program qualified First-Time Homebuyer.

A motion was made by Commissioner Litzenberger, seconded by Commissioner Kershenstein, that the FCRHA adopt Resolution Number 44-05, as discussed in closed session. A vote was taken, and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner McAloon, seconded by Commissioner Kyle, to adjourn the meeting at 9:55 p.m. A vote was taken, and the motion carried unanimously.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary